STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BY A CORPORATION TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mac's Trusses and Building Components, Inc.

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a corporation chartered under the laws of the State of South Carolina.

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of South Carolina,

Greenville, South Carolina

thereinalter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Fifty Thousand and No/100------

according to the terms and provisions of said note

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance promounts, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgigor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be included to the Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and having the following courses and distances, to-wit:

BEGINNING at a point on the northeastern corner of other property belonging to the Grantor and running thence, S. 80-28 W. 70.29 feet to a fence; thence running with the fence line as the line, S. 6-06 W. 216.7 feet to a point; thence, S. 81-51 E. 67-07 feet to a point; thence, S. 79-26 W. 97.95 feet to a point; thence, S. 76-37 E. 117.66 feet to a point; thence, S. 74-43 E. 104.31 feet to a point; thence, S. 75-15 E. 81.65 feet to a point, thence, S. 75-47 E. 95.44 feet to a point; thence running with line of property belonging to the Grantor, N. 52-16 W. 254.71 feet to a point in line of property belonging to the Grantor; thence continuing with said line, N. 77-13 W. 275.65 feet to a point; thence continuing with said line, N. 5-35 E. 137.3 feet to a point, the point of Beginning.

The within property is given by the mortgagor to the mortgagee as additional security for that certain note of even date herewith in the amount of \$150,000.00 and for which the mortgagor has given the mortgagee as mortgage over a tract of land adjoining the property described hereinabove and the within mortgage is deemed to be additional security for the said loan.

It is recognized that any default under the aforesaid mortgage given to the mortgagee herein by the mortgagor will constitute a default of this mortgage.

The within property is the same property conveyed to the mortgagor herein by that certain deed of HJV Coproration of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the reats, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

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